

NHA

# REPORT

OCTOBER, 1951

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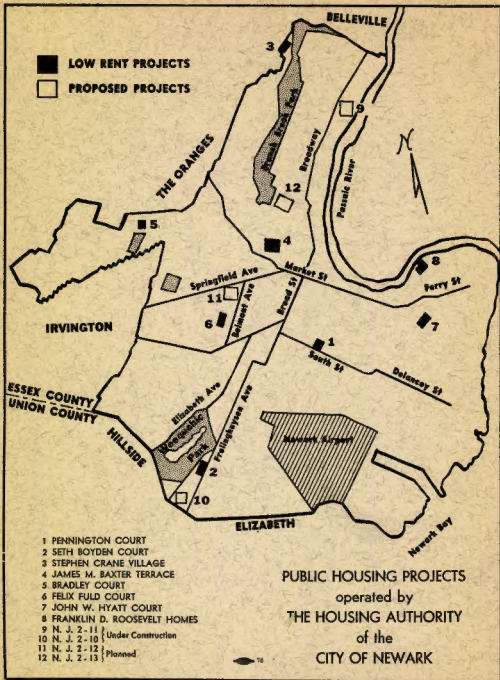
*Prepared by*

*Department of Research  
and  
Project Services*



HOUSING AUTHORITY  
OF THE CITY OF NEWARK

57 SUSSEX AVENUE • NEWARK 4, NEW JERSEY



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In order to attain greater flexibility both as to contents and time of appearance, it was decided to change the name of this publication from Quarterly Bulletin with its connotation of appearing four times a year to Newark Housing Authority Report. (N.H.A.R.) This makes it possible to issue this publication at various times throughout the year and on special occasions when circumstances require special and immediate reports to the public.

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## DEVELOPMENT PROGRAM



### N.J. 2-10

#### Description of Area

This site adjoins Weequahic Park. It is situated on the Newark - Elizabeth line just off Frelinghuysen Avenue. The park has a large lake, golf course, and recreation area. Nearby is another public housing project, Seth Boyden Court. Small homes surround the new site.

The new project will be built in a location which will enable workers to reach a large number of industries in Essex, Hudson and Union Counties. Transportation is good. Four bus lines serve the area.

A new school, the Dayton Street School, was recently opened in the neighborhood. It has facilities to handle 1500 students of grammar school age, and will adequately service the new project. Final plans are now being completed for the project and construction is expected to begin in the near future.

#### Facts About New Project

| <u>Number of Units by Size</u>               |            | <u>Number of Buildings by Type</u> |
|--|------------|------------------------------------|
| 3 1/2 D.U. - 1 Bedroom                       | 80         | 4 - eight-story bldgs.             |
| 4 1/2 D.U. - 2 Bedrooms                      | 324        | 1 - seven-story bldg.              |
| 5 1/2 D.U. - 3 Bedrooms                      | 258        | 2 - three-story bldgs.             |
| 6 1/2 D.U. - 4 Bedrooms                      | 56         | 1 - Administration bldg.           |
| 7 1/2 D.U. - 5 Bedrooms                      | 2          |                                    |
| <b>Total Dwelling Units</b>                  | <b>730</b> | <b>6 - Total No. of Bldgs.</b>     |
| <u>Average of Occupancy 3029</u>             |            | <u>Area of Site</u>                |
| <u>Percent of Area covered by Bldgs. 18%</u> |            | 645,747 Sq. Ft. - 14.8243 Acres    |
|  |            | <u>Area Covered by Bldgs.</u>      |
|  |            | 115,100 Sq. Ft. - 2.611 Acres      |

# DEVELOPMENT PROGRAM



## N.J. 2-11

### Description of Area

The new Development, Project N.J. 2-11, is situated in the northern end of Newark, located near Broadway, (Grafton Street and Riverside Ave.) It is near State Highway #21, which connects with State Highways 25 and 29, giving it access to any section of Essex, Hudson, or Union Counties, and New York City. The area is on a slight incline and overlooks the Passaic River.

Transportation to and from the site is good. There are three bus lines serving the area and these will be increased if conditions warrant.

### Facts About New Project

| <u>Number of Units by Size</u> |                   |     |
|--------------------------------|-------------------|-----|
| 3 1/2                          | D.U. - 1 Bedroom  | 75  |
| 4 1/2                          | D.U. - 2 Bedrooms | 231 |
| 5 1/2                          | D.U. - 3 Bedrooms | 234 |
| 6 1/2                          | D.U. - 4 Bedrooms | 79  |
| 7 1/2                          | D.U. - 5 Bedrooms | 12  |

Total Dwelling Units 630

Average of Occupancy 2782

### Number of Buildings by Type

- 9 - eight-story bldgs.
- 3 - three-story bldgs.
- 1 - Administration bldg.

13 - Total No. of Bldgs.

### Area of Site

645,667.20 Sq. Ft. @ 14.82 Acres  
(Street to be donated 73,033 Sq.Ft.)  
1.68 Acres )

### Area Covered By Bldgs.

Percent of area covered by Bldgs. 16.7% - 107,532 Sq. Ft. - 2.46 Acres

# TOTAL PROJECT POPULATION

BY AGE, RACE AND SEX,

JUNE, 1951

| AGE        | WHITE |        |       | NEGRO |        |       | WHITE AND NEGRO |        |        | CHANGE<br>FROM<br>1950 |
|------------|-------|--------|-------|-------|--------|-------|-----------------|--------|--------|------------------------|
|            | MALE  | FEMALE | TOTAL | MALE  | FEMALE | TOTAL | MALE            | FEMALE | TOTAL  |                        |
| 1          | 201   | 193    | 394   | 72    | 94     | 166   | 273             | 287    | 560    | + 11                   |
| 2          | 165   | 163    | 328   | 58    | 60     | 118   | 223             | 223    | 446    | + 54                   |
| 3          | 159   | 131    | 290   | 51    | 50     | 101   | 210             | 181    | 391    | - 40                   |
| 4          | 172   | 139    | 311   | 52    | 52     | 104   | 224             | 191    | 415    | + 85                   |
| 5          | 149   | 116    | 265   | 38    | 43     | 81    | 187             | 159    | 346    | + 11                   |
| 6          | 134   | 139    | 273   | 33    | 45     | 78    | 167             | 184    | 351    | - 30                   |
| 7          | 143   | 144    | 287   | 54    | 44     | 98    | 197             | 188    | 385    | + 8                    |
| 8          | 151   | 123    | 274   | 44    | 47     | 91    | 195             | 170    | 365    | + 40                   |
| 9          | 129   | 97     | 226   | 41    | 50     | 91    | 170             | 147    | 317    | - 32                   |
| 10         | 122   | 110    | 232   | 40    | 62     | 102   | 162             | 172    | 334    | - 1                    |
| 11         | 105   | 111    | 216   | 46    | 45     | 91    | 151             | 156    | 307    | - 6                    |
| 12         | 130   | 106    | 236   | 50    | 38     | 88    | 180             | 144    | 324    | + 73                   |
| 13         | 93    | 83     | 176   | 32    | 33     | 65    | 125             | 116    | 241    | - 27                   |
| 14         | 96    | 112    | 208   | 35    | 33     | 68    | 131             | 145    | 276    | + 22                   |
| 15         | 80    | 72     | 152   | 37    | 38     | 75    | 117             | 110    | 227    | + 14                   |
| 16         | 77    | 74     | 151   | 28    | 32     | 60    | 105             | 106    | 211    | - 8                    |
| 17         | 73    | 72     | 145   | 26    | 22     | 48    | 99              | 94     | 193    | + 14                   |
| 18         | 60    | 60     | 120   | 14    | 26     | 40    | 74              | 86     | 160    | - 37                   |
| 19         | 56    | 73     | 129   | 13    | 23     | 36    | 69              | 96     | 165    | + 13                   |
| 20         | 42    | 39     | 81    | 17    | 22     | 39    | 59              | 61     | 120    | - 1                    |
| 20-29      | 466   | 595    | 1061  | 144   | 227    | 371   | 610             | 822    | 1432   | - 50                   |
| 30-39      | 751   | 920    | 1671  | 225   | 289    | 514   | 976             | 1209   | 2185   | -112                   |
| 40-49      | 443   | 446    | 889   | 122   | 124    | 246   | 565             | 570    | 1135   | + 19                   |
| 50-59      | 155   | 163    | 318   | 40    | 59     | 99    | 195             | 222    | 417    | + 35                   |
| 60-64      | 51    | 70     | 121   | 7     | 19     | 26    | 58              | 89     | 147    | + 9                    |
| 65 & Over  | 83    | 138    | 221   | 21    | 34     | 55    | 104             | 172    | 276    | + 25                   |
| <hr/>      |       |        |       |       |        |       |                 |        |        |                        |
| TOTAL:     | 4286  | 4489   | 8875  | 1340  | 1611   | 2951  | 5626            | 6100   | 11,726 | + 89                   |
| <hr/>      |       |        |       |       |        |       |                 |        |        |                        |
| PERCENTAGE | 36.5  | 38.3   | 74.8  | 11.5  | 13.7   | 25.2  | 48.0            | 52.0   | 100.0  |                        |
| <hr/>      |       |        |       |       |        |       |                 |        |        |                        |

TOTAL PROJECTS - 8

TOTAL FAMILIES 3,008

## AGE, SEX AND RACE OF TENANTS

JUNE, 1951

| AGE                | WHITE |        |                        | NEGRO |        |       | WHITE AND NEGRO |        |        |
|--------------------|-------|--------|------------------------|-------|--------|-------|-----------------|--------|--------|
|                    | MALE  | FEMALE | TOTAL                  | MALE  | FEMALE | TOTAL | MALE            | FEMALE | TOTAL  |
| 1--4               | 697   | 626    | 1323                   | 233   | 256    | 489   | 930             | 882    | 1812   |
| 5--14              | 1252  | 1141   | 2393                   | 413   | 440    | 853   | 1665            | 1581   | 3246   |
| 15--20             | 388   | 390    | 778                    | 135   | 163    | 298   | 523             | 553    | 1076   |
| 21--64             | 1866  | 2194   | 4060                   | 538   | 718    | 1256  | 2404            | 2912   | 5316   |
| 65 & Over          | 83    | 138    | 221                    | 21    | 34     | 55    | 104             | 172    | 276    |
| TOTAL:             | 4286  | 4489   | 8775                   | 1340  | 1611   | 2951  | 5626            | 6100   | 11,726 |
| PERCENTAGE:        | 36.5  | 38.3   | 74.8                   | 11.5  | 13.7   | 25.2  | 48.0            | 52.0   | 100.0  |
| TOTAL PROJECTS - 8 |       |        | TOTAL FAMILIES - 3,008 |       |        |       |                 |        |        |

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## PERCENTAGE DISTRIBUTION BY AGE, SEX AND RACE - JUNE, 1951

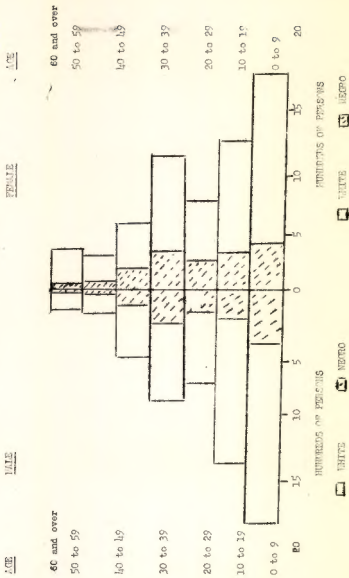
| AGE                | WHITE |        |                        | NEGRO |        |       | WHITE AND NEGRO |        |       |
|--------------------|-------|--------|------------------------|-------|--------|-------|-----------------|--------|-------|
|                    | MALE  | FEMALE | TOTAL                  | MALE  | FEMALE | TOTAL | MALE            | FEMALE | TOTAL |
| 1-4                | 5.9   | 5.4    | 11.3                   | 2.0   | 2.2    | 4.2   | 7.9             | 7.5    | 15.4  |
| 5-14               | 10.7  | 9.7    | 20.4                   | 3.5   | 3.8    | 7.3   | 14.2            | 13.4   | 27.7  |
| 15-20              | 3.3   | 3.3    | 6.6                    | 1.2   | 1.3    | 2.5   | 4.5             | 4.7    | 9.2   |
| 21-64              | 15.9  | 18.7   | 34.6                   | 4.6   | 6.1    | 10.7  | 20.5            | 24.8   | 45.3  |
| 65 & Over          | 0.7   | 1.2    | 1.9                    | 0.2   | 0.3    | 0.5   | 0.9             | 1.5    | 2.4   |
| TOTAL:             | 36.5  | 38.3   | 74.8                   | 11.5  | 13.7   | 25.2  | 48.0            | 52.0   | 100.0 |
| TOTAL PROJECTS - 8 |       |        | TOTAL FAMILIES - 3,008 |       |        |       |                 |        |       |



CHANGES IN THE PROJECT POPULATION 1950 -51

1. The total population increased by 89.
2. There was an increase in the number of persons age 65 and over.
3. The proportions of the sexes remained about the same. However, the percentage of males decreased 0.4% and the percentage of the females increased by that amount.
4. The percentage of white males decreased 0.6% and that of the female increased 0.6%. The Negro males increased 0.2% the number of females 0.4%.
5. The greatest increase occurred in the age-group 0 - 4 years.
6. The largest decrease occurred in the age-group 30 - 39. This is undoubtedly due to the large number of move-outs in this age group.
7. The proportion of Negro tenants increased 0.6% and the percentage of whites decreased 0.6%.

TOTAL POPULATION BY AGE, SEX AND RACE - JUNE - 1951  
 POPULATION PYRAMID APPEARING BY A.T. SEX AND RACE FOR ALL COUNTIES



RELOCATION DIVISION  
STATISTICAL DATA - SITE N.J. 2-12

| <u>Site Acquisition</u>                     | <u>Number</u> | <u>Percentage</u> |
|---|---------------|-------------------|
| Total Property Parcels on Site.....         | 147           | 100%              |
| Now Owned by Newark Housing Authority.....  | 95            | 62%               |
| Properties on Option (Closing in 60 days).. | 37            | 25%               |
| Properties Expected to go to Condemnation.. | 15            | 10%               |

| <u>Families Relocated</u>              |     |      |
|--|-----|------|
| Total Original Families.....           | 711 | 100% |
| Families Remaining (Oct. 1, 1951)..... | 548 | 77%  |
| Families Moved.....                    | 163 | 23%  |
| Public Housing.....                    | 35  | 5%   |
| Private Housing.....                   | 125 | 18%  |
| Own Homes.....                         | 3   | 0.4% |

| <u>Overcrowding</u>                         |     |
|---|-----|
| Total Number of Dwelling Units on Site..... | 534 |
| Total Original Families.....                | 711 |
| Families per Dwelling Unit.....             | 1.4 |

| <u>Commercial Establishments</u>            |     |
|---|-----|
| Total Number of Commercial Establishments.. | 110 |

October 1, 1951

# BRIMMONT SITE - V. J. 2-12

Hunterdon Street

Block #2544

No. of Structures: 16  
 No. of Families: 11 Wh. 11 N. 0  
 No. of Remaining Families: 0  
 Total Original Population: 33

Morris Avenue

Block #2543

No. of Structures: 37  
 No. of Families: 127 Wh. 94 N. 33  
 No. of Remaining Families: 60  
 Total Original Population: 357

Lewis Street

Block #2542

No. of Structures: 35  
 No. of Families: 177 Wh. 5 N. 172  
 No. of Remaining Families: 138  
 Total Original Population: 660

Lillie Street

Block #2541

No. of Structures: 35  
 No. of Families: 103 Wh. 9 N. 94  
 No. of Remaining Families: 91  
 Total Original Population: 326

Boyd Street

Block #2540

No. of Structures: 37  
 No. of Families: 110 Wh. 3 N. 137  
 No. of Remaining Families: 120  
 Total Original Population: 435

Livingston Street

Block #2539

No. of Structures: 35  
 No. of Families: 153 Wh. 40 N. 113  
 No. of Remaining Families: 139  
 Total Original Population: 463

GRAND TOTAL

Structures 191  
 Families 711  
 W: 549 Wh: 162  
 Dw. Units 534  
 Population 2274

# PROPOSED PARTMENT DISTRIBUTION IN PROJECT N.J. 2-12

(Belmont Avenue, West Kinney St., Seventeenth Ave., Hunterdon St.)

## 1458 Dwelling Units

| No. of<br>Bedrooms | No. of<br>Rooms | OCCUPANCY STANDARDS  |                      |                      |
|--------------------|-----------------|----------------------|----------------------|----------------------|
|                    |                 | Minimum<br>Occupancy | Maximum<br>Occupancy | Average<br>Occupancy |
| 1                  | 3 $\frac{1}{2}$ | 2                    | 2                    | 2                    |
| 2                  | 4 $\frac{1}{2}$ | 3                    | 4                    | 3 $\frac{1}{2}$      |
| 3                  | 5 $\frac{1}{2}$ | 4                    | 6                    | 5                    |
| 4                  | 6 $\frac{1}{2}$ | 6                    | 8                    | 7                    |
| 5                  | 7 $\frac{1}{2}$ | 8                    | 10                   | 9                    |
| 6                  | 8 $\frac{1}{2}$ | 10                   | 12                   | 11                   |

The above table is based on the size and occupancy of units in accordance with Section 207.1 of the Low-Rent Housing Manual. Note that infants are counted as full persons.

\* \* \* \* \*

## NUMBER OF DWELLING UNITS, ROOMS AND PERSONS

| TOTAL-ALL DWELLING UNITS       |        |            |          |        |         |
|--------------------------------|--------|------------|----------|--------|---------|
| Units by No.<br>of Bedrooms    | Units  |            | Bedrooms | Rooms  | Persons |
|                                | Number | Percentage |          |        |         |
| 1 bedroom                      | 191    | 13.0       | 191      | 668.5  | 382.    |
| 2 bedrooms                     | 893    | 61.3       | 1786     | 4018.5 | 3125.5  |
| 3 bedrooms                     | 314    | 23.0       | 1002     | 1837.0 | 1670.   |
| 4 bedrooms                     | 30     | 2.0        | 120      | 195.0  | 210.    |
| 5 bedrooms                     | 10     | .7         | 50       | 75.0   | 90.     |
| 6 bedrooms                     | 0      | .0         | 0        | .0     | .0      |
| Total, all size<br>units ..... | 1458   | 100%       | 3149     | 6794   | 5477.5  |
| Avg. per apt.....              |        |            | 2.16     | 4.66   | 3.76    |

partments in 12 and 13-story buildings. Elevators.

# PROJECT STATISTICS

| PROJECT DATA              | SETH BOYDEN  | PENNINGTON            | J.S.BAXTER            | STEPHEN CRANE         |
|---------------------------|--|-----------------------|-----------------------|-----------------------|
| Number of Apartments      | 530  | 236                   | 612                   | 353                   |
| Number of Rental Rooms    | 2,247  | 990½                  | 2,595                 | 1,494                 |
| Population (4-1-51)       | 1,868  | 914                   | 2,339                 | 1,314                 |
| Residential Buildings     | 12   | 4                     | 21                    | 27                    |
| Number of Stories         | 3  | 3                     | 3                     | 2                     |
| Total Area -sq. ft.       | 680,426  | 198,264               | 551,905               | 621,165               |
| -acres                    | 15.62  | 4.55                  | 12.67                 | 14.26                 |
| 11 Building Area sq.ft.   | 130,140  | 57,105                | 143,593               | 137,300               |
| Coverage -%               | 19.1   | 28.8                  | 26.0                  | 22.1                  |
| Density(persons per acre) | 120  | 201                   | 185                   | 92                    |
| Land Cost                 | \$361,281  | \$192,274             | \$1,022,526           | \$136,081             |
| Per Sq. Ft. incl. Sts.    | \$0.53   | \$0.97                | \$1.85                | \$0.22                |
| Construction Cost         | \$1,853,293  | \$840,073             | \$2,206,031           | \$1,144,310           |
| Per Rental Room           | \$825.   | \$848.                | \$848.                | \$766.                |
| Site Improvement Cost     | \$270,547  | \$111,139             | \$218,175             | \$235,558             |
| Per Rental Room           | \$120.   | \$112.                | \$84.                 | \$158.                |
| Other Costs               | \$252,233  | \$131,501             | \$332,884             | \$314,714             |
| Per Rental Room           | \$112.   | \$133.                | \$128.                | \$211.                |
| Development Cost          | \$2,737,354  | \$1,274,987           | \$3,773,616           | \$1,629,663           |
| Per Rental Room           | \$1,218.   | \$1,287               | \$1,454               | \$1,225.              |
| Boundaries                | Wequahic Park South St. Boyden St. Branch Brook Pk.<br>Dayton St. Pacific St. Orange St. Watchung Ave.<br>Fr lininghuyssen Dawson St. Nesbitt St. Franklin Ave.<br>Ave. Pennington St. Sussex Ave. |                       |                       |                       |
| Source of Capital Funds   | PRIV -PHA<br>N.J. 2-1  | PRIV -PHA<br>N.J. 2-2 | PRIV -PHA<br>N.J. 2-5 | PRIV -PHA<br>N.J. 2-6 |
| Completion Date           | 4-41   | 5-40                  | 10-41                 | 4-41                  |

# PROJECT STATISTICS

| PROJECT DATA               | FY. 11 COURT   | FY. 12 COURT | F. T. R.    | PERCENT   | TOTAL     |
|----------------------------|--|--------------|-------------|-----------|-----------|
| Number of Apartments       | 402  | 300          | 275         | 301       | 3,009     |
| Number of Rental Rooms     | 1,746  | 1,313        | 1,152½      | 1,234     | 12,772    |
| Population (4-1-51)        | 1,679  | 1,179        | 1,198       | 1,235     | 11,726    |
| Residential Buildings      | 12   | 6            | 11          | 10        | 105       |
| Number of Stories          | 3  | 3            | 3           | 3         | —         |
| Total area -sq. ft.        | 424,710  | 293,158      | 499,285     | 422,532   | 3,691,445 |
| acres                      | 9.75   | 6.73         | 11.46       | 9.70      | 84.74     |
| All Building Area -sq.ft.  | 83,340   | 76,171       | 73,700      |           |           |
| Coverage - %               | 19.6   | 26.0         | 14.8        |           | 19.0      |
| Density (persons per acre) | 172  | 175          | 105         | 127       | 138       |
| Land Cost                  | \$407,995  | \$406,146    | \$72,706    | x         |           |
| Per Sq.Ft. incl. Sts.      | \$0.96   | \$1.39       | \$1.46      | x         |           |
| Construction Cost          | \$1,413,042  | \$1,094,231  | \$1,101,649 | x         |           |
| Per Rental Room            | \$800.   | \$833.       | \$956.      | x         |           |
| Site Improvement Cost      | \$164,288.   | \$196,425.   | \$337,940.  | x         |           |
| Per Rental Room            | \$94.  | \$130.       | \$293.      | x         |           |
| Other Costs                | \$226,255  | \$175,997    | \$236,705.  | x         |           |
| Per Rental Room            | \$130.   | \$134.       | \$205.      | x         |           |
| Development Cost           | \$2,211,580  | \$1,872,799  | \$1,749,000 | x         |           |
| Per Rental Room            | \$1267.  | \$1126.      | \$1518.     | x         |           |
| Boundaries                 | Parkins St. Livingston St. Chapel St. N. Sunn Ave.<br>Horatio St. Ross St. Raymond Blvd. Maxbaum Ave.<br>Vincent St. West 1st St. Trent Ave.<br>Cranoke Ave. Jelliff Ave. Oraton Pkwy. |              |             |           |           |
| Source of Capital Funds    | PRIV -PHL  | PRIV -PHL    | PHA OWNED   | PHA OWNED |           |
| Completion Date            | 6-42   | 5-42         | 6-46        | 2-42      |           |

x NHF only manages this Lanham Act Project. PHL has records of development costs.

# CURRENT STATUS OF PUBLIC HOUSING

## CITY OF NEWARK

The Housing Authority of the City of Newark operates eight public housing projects which house 3,008 families.

Six projects, Seth Boyden Court, Pennington Court, James M. Baxter, Stephen Crane Village, Felix Fuld Court and John W. Hyatt Court, are Public Law 412 projects and are owned by the Newark Housing Authority. Franklin D. Roosevelt Homes is a Public Law 471 project, owned by the Public Housing Administration and managed by the Authority. Joseph P. Bradley Court is a Lanham Act project, also owned by P.H.A., and managed by the Authority.

The City of Newark and the Housing Authority requested and were granted an initial allocation of 3,500 new units under the Housing Act of 1949. This allocation was originally divided into four new projects as follows:

| <u>Project Number</u> | <u>Location</u> | <u>No. of Dwelling Units</u> |
|-----------------------|-----------------|------------------------------|
| N.J. 2-10             | Dayton Street   | 730                          |
| N.J. 2-11             | Grafton Avenue  | 630                          |
| N.J. 2-12             | Belmont Avenue  | 1080                         |
| N.J. 2-13             | First Ward      | 1060                         |

TOTAL.....3500

The Housing Authority has long recognized the urgent need for additional public housing in Newark, and therefore, immediately requested an increased allocation. The necessary statistical, economic and sociological data was forwarded to the Regional and Washington offices of the Public Housing Administration.

The data presented was of such a forceful and convincing nature that the Federal Authorities granted an additional allocation of 1,400 dwelling units on September 15, 1951. This new allocation, taken from the second two-year period under the 1949 Act, was added to the original allocation brought the total allocation to 4,900 new dwelling units in the City of Newark. This also caused a revision of original plans for N.J. 2-12 and N.J. 2-13.

| <u>Project Number</u> | <u>Location</u> | <u>No. of Dwelling Units</u> | <u>Remarks</u>           |
|-----------------------|-----------------|------------------------------|--------------------------|
| N.J. 2-10             | Dayton Street   | 730                          | Under Construction       |
| N.J. 2-11             | Grafton Avenue  | 630                          | Under Construction       |
| N.J. 2-12             | Belmont Avenue  | 1458                         | Releasing Site Residents |
| N.J. 2-13             | First Ward      | 2082                         | Planning Stage           |

TOTAL..... 4900



Furthermore, another important event in the national housing picture must be borne in mind. On May 4th, 1951, some members of the House of Representatives passed a bill which would have reduced the number of dwellings to be constructed in 1950 from 135,000 to 5,000, a cut of 96 percent. This resulted in the friends of public housing waging a nationwide fight to continue the Housing Act of 1949.

The resultant victory of the forces favoring public housing led Congress to restore the new construction figure to 50,000 new units for the nation during the July 1, 1951 to June 30, 1952 fiscal year. The State of New Jersey was allocated 4,000 of these dwelling units, with the Newark Housing Authority able to obtain 1,400 of the 4,000 units for addition to its Belmont Avenue and First Ward sites.

The prime objective of the Authority is to bring to the City of Newark, within the next few years, the very minimum total public housing as follows:

|  |    |       |                      |
|--|----|-------|----------------------|
| Existing projects.....                                   | 8  | - - - | 3,000 dwelling units |
| Projects allocated under<br>the Housing Act of 1949..... | 4  | - - - | 1,900 dwelling units |
| <hr/>  |    |       |                      |
| TOTAL.....   | 12 | - - - | 7,908 dwelling units |

\*\*\*\*\*

#### MANAGERS ARE EVERYTHING

The manager of one of our projects named X Court recently received a telephone call asking for the Court of Small Claims. The mistake is understandable and the caller, no doubt, confused the Housing Courts with the Municipal Courts.

Nevertheless, the mistake points up the fact that in a highly complex society, such as ours, both courts have much in common and that today the manager of a project is a judge no less than his honor on the bench. He too has to be a judge, not only of small claims but large ones too. He has to be a judge, counselor, confident adviser, arbitrator and social worker all rolled in one. If anything his job is much more difficult than that of judge.

Judging by the number of activities that go on in any given project, it is easy to see that housing is not merely a matter of shelter alone. In each project there are various community activities, tennis organizations, scout troops and clubs representing different age groups.

These organizations often receive their inspiration from and are supervised by the managers. These activities inculcate both children and adults with a sense of responsibility to their families and the community. Just consider what problems can arise when there are in hallways as many as 30 children. These families were not given apartments after a determination of their psychological or physical compatibility with their neighbors. All kinds of friction may arise between the children. It is the job of the alert manager to spot such friction and eliminate it.

We also have as tenants many broken families where the head of the family is the mother. In other cases, the husband or wife may have died or the family broken up by divorce or separation. In some cases the wife is obliged to go to business and leave the children to the mercy of the elements and the care of her neighbors. It is easy to understand that disputes will arise of all kinds and it is perfectly natural for the tenants to call upon the manager for help and guidance. They will also call upon him for help in securing employment, and the budgeting of their finances. The following cases show the diversity of the problems faced by a manager.

Mrs. X was occupying an apartment with her two minor children. She had been divorced from her husband for a number of years. Her neighbors complained that she was entertaining at all hours of the night. They felt that her behavior was not a good influence upon her children. They also complained that she used profane language. The manager called Mrs. X into the office and during the course of conversation she told him that she was entertaining a steady boy-friend and that she was doing nothing wrong. He asked her whether this was the only man in her life whom she expected to marry. She said "yes". It was pointed out to her what it would mean to her children and her family life and the relationship to her neighbors if she re-married. In a tactful way it was urged that she marry as quickly as possible. This advice seemed to take effect because in a month's time she was married. The marriage completely rehabilitated this family. As a matter of fact her relationship to the neighbors is more cordial. Mrs. X today is a social worker in the project and is trying to help other families in difficult circumstances.

Life in all its stages and even death parades before the manager. Mrs. Z had lost her husband and was living alone. She made it her business to call at the office to discuss her personal problems. In her youth she was an actress but in the course of time had become impoverished and had found no way and security in the housing project. She expressed thankfulness for this security. For a time her income consisted of minor earnings from employment. She became ill and was obliged to go on relief. She was a sickly woman and highly sensitive. There were times when she called the manager to come to her home because of pressing problems she had. On one of these occasions, she had called the office and left word with the girl that she would very much like to see the manager because she wasn't well and could not leave the apartment. The manager was not in the office at the time of her call, but as soon as he returned to the office he immediately went to her apartment. He knocked on her door a number of times but there was no response, so he decided to open the door with the master key. When the door was opened Mrs. Z was sprawled on the floor in a pool of blood. Mrs. Z had died of a cerebral hemorrhage.

It is interesting to find that children will call at the office to discuss their problems which arise among themselves. The manager then has an opportunity to instill in them the proper course of conduct among themselves and towards their parents. This is usually reflected in a reduction of vandalism and maintenance costs.

Letters received in the manager's office frequently show the manifold problems the manager is called upon to deal with. The following excerpts copied verbatim show this clearly.

"We acknowledge the recent receipt of the \$5. deposit and many thanks for the pleasant surprise. Glad we were able to leave the apartment in fairly good shape.

We also wish to send our appreciation for the help given people of our class in the provision of the low-rental housing apartments. It certainly helps one to help oneself."

"A few months back I wrote a letter condemning integration in Public Housing for which I humbly apologize. The letter was written on the spur of the moment; after observing all the good Housing has done for people, I have reconsidered and say again, I am very sorry. To have sent that letter.

"While I have this opportunity, may I say how wonderful Public Housing is, especially for people like myself. I was lucky enough to obtain an apartment while I was in Service. Knowing that my wife and family had a roof over their heads and not having to pay high rent, gave me some sense of security."

"As you've probably guessed, I am a shut-in. I am confined to a wheelchair as a result of polio. Of course, I'm not able to go out to work and cannot support myself. I have no family.

It means a great deal to me to be able to live here with my very limited income. I shudder to think of where I would have to live if it weren't for public housing. Instead, I do have a comfortable and clean home.

I would like to take this opportunity of thanking you for all your kindness. You were wonderful not only to me but to my girls as well. You deserve a tremendous amount of praise and credit for the fine work you are doing in the Project. You would be surprised to know of the number of people that sing your praises, I for one. (And please help the one that did not have a kind word for you, they were soon put on the straight pathway.)

The management of a housing project is therefore more than a matter of maintenance and collecting rent. It is a kind of social work and government and one of the most difficult things in the world is the wise governance of man.

#### BAXTER TERRACE THEME SONG

We reproduce below the Baxter Terrace Theme Song. The lyric was written by one of our tenants about seven years ago and was set to music by Mr. DiCosta. We rescued it from yellowing files because of the zeal and enthusiasm shown by many of our tenants for living in public housing.

Mr. Johnson, the author is a resident of Baxter Terrace. He's originally from West Virginia, came to Newark prior to World War II and has lived at Baxter since the project was opened in 1941. Mr. Johnson was originally employed by the Columbus Bank. The song has been used at various programs at both Baxter and Felix Pold Courts. Mr. Johnson has 8 children, ranging in age from 1 to 16 years. All except 2 children were born on the project. He was an organizer of the "All-American Kids Club" which was composed of Baxter Terrace residents. At one time he organized various trips for children of the project and also showed movies to project children. One of his more interesting comments was that each year since he has been in the project he has taken 15 or 20 children to his home in West Virginia for summer vacations. The first year the All-American Kids Club sent the children to West Virginia on the large number of children with him caused the railroad to ask Mr. Johnson if all the children were his. When he told them that they were partly his and partly neighbors children the railroad gave him special rates. This has been continued year after year. The trips are now paid for by various merchants and businessmen from 7th Avenue and the First ward. Each year these merchants and businessmen contribute to Mr. Johnson who is a half of the money to pay for railroad fare and half of the money to cover expenses during the summer in the Shenandoah Valley in West Virginia. Mr. Johnson has been instrumental in organizing trips and vacations for all project children regardless of race, color or creed.

The AAMC raised \$2500. in one year through various activities within the project and the money was used as an emergency fund for families who were unable to pay rent owing to illness or to families who needed temporary funds to tide them over periods of stress. Mr. Johnson has also other written songs. His poems are not the result of any special training and cover many aspects of daily life. Mr. Johnson says that the best features of public housing are that it meets the economic needs of many families, and protects people from fire, since all projects are fire-proof.

## THE DEAREST PLACE TO ME

WORDS BY J. J. JOHNSON

MUSIC BY S. NICOSTA

Now let me tell you people of the finest spot in town  
It's a place call Baxter Terrace cause no better can be found  
I shall ever strive to stay here until I am very old  
It offers the best that's given than any place I know

At times when all are sleeping, I am working mighty hard  
Just to find some way of keeping clean the halls the steps and yard  
For I know it's good to labor in a place so dear to me  
If I always do my duty in your courts I'll always be

So let me warn you tenants at the managements consent  
If you want to stay in Baxters you must always pay your rent  
If you shun this obligation and you let just one month pass  
There is no consideration you're a lost ball in high grass

- - - - -

### CHORUS

Baxter Terrace to you I shall be true  
I'll always dwell within thy gates no other place will do  
These loving walls I cherish, and your son I'll always be  
It is good old Baxter Terrace, the dearest place to me

## DOES PUBLIC HOUSING ENHANCE THE VALUE OF ADJACENT PROPERTY?

It is no easy matter to answer this question because there are few thorough and detailed investigations of the matter. The few studies that have been made would seem to bear out the generally held view that public housing does enhance the value of adjacent property.

1. A study in Chicago showed the assertion that public housing developments tend to decrease land values in nearby areas cannot be substantiated in the opinion of real estate men operating in areas where public housing has been erected. The commercial areas adjacent to three projects rose in value after construction of the projects, while similar commercial land farther away did not rise in value. Residential land, both near and far away did not experience any change in value. Nothing was found in four other project areas to indicate any effect upon land value in the immediate neighborhood. This study corroborates an earlier study in Chicago in showing that while the presence of public housing does not affect values in slum areas, it does tend to increase values in undeveloped areas.

3. A study in Philadelphia of the area surrounding a public housing project, which has been occurring for ten years, shows that low-rent projects built on vacant land near standard private housing does not lower existing property values and does not discourage the further construction of new private homes in the area. Since the completion of the project, in 1940, private builders have built almost 200 new homes and invested over \$1,000,000 in the immediate vicinity of the project. Public Housing has not been in competition with these new homes, nor has the sale price or rental value of the new homes differ from those found in other areas in the city. Banks and building and loan associations in this area recognize and accept these facts.

3. The Housing Authority of Baltimore City were interested in building on vacant land in a sparsely developed area. They had no project in the city with which they could make comparison. Therefore, they contracted housing experts in Milwaukee, New Haven and Washington, D.C. The reply from Milwaukee stated, "a neighborhood definitely enhanced despite early protest which has now been retracted." A real estate man in New Haven replied, "although personally I am opposed to public housing, I am frank to admit that the above project has not proven a detriment to the neighborhood, has not reduced the salability of nearby properties and has not reduced the values of same. On the contrary, in my opinion, it is on the beneficial side." A member of the American Institute of Real Estate Appraisers, who is also a resident of Baltimore stated that a properly designed and well-managed project should result in the strengthening of adjacent property values.

In view of the above this conclusion may be safely made. Public housing projects do check the spread of blight in slum areas. They

became bulwarks against encroaching deterioration. They are oases of decent housing in deserts of dilapidation. Moreover, since public housing projects are built in slum areas, there is little reason to believe that they would have an adverse influence on surrounding property values. They are more likely to enhance them and to give an impetus to property owners in the vicinity to improve their holdings.

Undoubtedly numerous factors are involved in this matter. One such factor may be the amount of public housing in relation to the size of slums. Elimination of a complete slum area would undoubtedly protect or increase adjacent land values. Partial elimination may not have this result. An oasis if it is large enough may be a spur to further improvement. If it is small and isolated it may not be able to withstand the encroaching desert.

Other factors that must be considered are the location of the sites, to be developed whether they are vacant or not, whether they are in residential areas or in mixed areas, their racial composition, their proximity to potentially valuable land, the extent of speculation in land and the extent of public housing is used to stop the downward tendency of central land and property values.

We certainly need such studies based on precise scientific methods of investigation. The evidence, at hand does however, support the belief that public housing tends to increase the value of adjacent property.

\* \* \* \* \*

#### NEWARK'S RESULT - 1950

##### Tuberculosis Mortality Lowest Ever

209 deaths from Tuberculosis (all forms) gave a mortality rate of 47.2 per 100,000 persons, the lowest number of deaths and the lowest rate in the history of Newark.

The four highest rates of tuberculosis were found in the 2nd, 3rd, 4th and 7th Wards where the worst slums are located where population is mainly of the transient "cheap rooming house" type.

The following table gives the morbidity and mortality rates for tuberculosis by wards. Although official census figures give Newark a larger population than the Health Department estimates, the largest gains were in the 3rd and 4th Wards. Therefore, these wards which are bad slum areas will continue to have high tuberculosis rates.

# Tuberculosis By ward (1950) - Morbidity and mortality

| WARD   | POPULATION (Estimated) |         |        | REPORTED CASES |            | TOTAL MORBIDITY RATE PER CM | DEATHS |            | TOTAL MORTALITY RATE PER CM |
|--|------------------------|---------|--------|----------------|------------|-----------------------------|--------|------------|-----------------------------|
|  | WHITE                  | COLORED | TOTAL  | WHITE          | COL. TOTAL |                             | WHITE  | COL. TOTAL |                             |
| 1  | 25500                  | 1500    | 27000  | 10             | 5          | 15                          | 3      | 4          | 26                          |
| 2  | 9800                   | 2200    | 12000  | 19             | 11         | 30                          | 12     | 5          | 14.1                        |
| 3  | 9000                   | 17000   | 26000  | 5              | 84         | 89                          | 1      | 32         | 33                          |
| 4  | 6000                   | 1000    | 7000   | 27             | 9          | 36                          | 17     | 6          | 23                          |
| 5  | 16200                  | 800     | 17000  | 9              | 6          | 15                          | 3      | 3          | 6                           |
| 6  | 17600                  | 2400    | 20000  | 9              | 18         | 27                          | 5      | 2          | 7                           |
| 7  | 8600                   | 5400    | 14000  | 13             | 30         | 43                          | 2      | 15         | 17                          |
| 8  | 36800                  | 2200    | 39000  | 28             | 7          | 35                          | 11     | 3          | 14                          |
| 9  | 60000                  | 3000    | 63000  | 36             | 16         | 52                          | 7      | 7          | 14                          |
| 10   | 18100                  | 1900    | 20000  | 10             | 4          | 14                          | 6      | 2          | 8                           |
| 11   | 27500                  | 1500    | 29000  | 15             | 8          | 23                          | 6      | 2          | 8                           |
| 12   | 20600                  | 400     | 21000  | 17             | 6          | 23                          | 10     | 1          | 11                          |
| 13   | 57500                  | 500     | 58000  | 26             | -          | 26                          | 8      | 2          | 10                          |
| 14   | 25800                  | 5200    | 31000  | 8              | 19         | 27                          | 3      | 8          | 11                          |
| 15   | 9500                   | 3500    | 13000  | 5              | 9          | 14                          | 3      | 4          | 7                           |
| 16   | 44500                  | 1500    | 46000  | 22             | 11         | 33                          | 9      | 2          | 11                          |
| NR   |                        |         |        | 19             | 5          | 24                          | 4      | 1          | 5                           |
| <hr/>  |                        |         |        |                |            |                             |        |            |                             |
| TOTAL  | 393000                 | 50000   | 443000 | 278            | 248*       | 526                         | 110    | 99*        | 209                         |
| <hr/>  |                        |         |        |                |            |                             |        |            |                             |
| * Figure includes 3 cases 1 Death ( Yellow Race) |                        |         |        |                |            |                             |        |            |                             |

\* \* \* \* \*

## Negro Health Statistics

The estimated Negro population of Newark is 50,000 or approximately 11% of the total. Although the various fertility Rates in this group are rather high, the natural result of economic, educational and housing handicaps, a study of the various rates for the past 14 years is rather encouraging. The tuberculosis rate, for example, has decreased from 388 fourteen years ago, to 194 in 1951, a reduction of more than 50%, and infant mortality in those few years has fallen from 89.5 to 49.9 per 1000 living births, a reduction of approximately 44% and the lowest on record. It is encouraging to note that only 3 puerperal septicemia deaths have occurred in the past nine years among 15,487 births and maternal mortality has dropped from 9.1 to an average of 2.0 per 1000 deliveries. Deaths from all causes this year numbered 845 or 16.9 per 1000.



Negro births totaled 2,344 or a rate of 16.9 per 1000 population, the highest ever recorded. It is quite possible that our estimate of 50,000 based on a reasonable increase since the 1940 census may still be low. (The 1950 census figures for race are not yet available). In that case, reduction in mortality rates would be even greater than as shown below.

#### NEGRO HEALTH STATISTICS

| <u>YEAR</u> | <u>D.W.THS</u> | <u>DEATH RATE</u> | <u>BIRTHS</u> | <u>BIRTH RATE</u> | <u>T.R. D.W.THS</u> | <u>T.P. D.RATE</u> | <u>INFANT DEATHS</u> | <u>INFANT M. RATE</u> |
|-------------|----------------|-------------------|---------------|-------------------|---------------------|--------------------|----------------------|-----------------------|
| 1936        | 789            | 18.8              | 883           | 21.0              | 163                 | 388.1              | 79                   | 89.5                  |
| 1937        | 618            | 14.4              | 846           | 19.7              | 112                 | 360.5              | 52                   | 61.6                  |
| 1938        | 690            | 16.0              | 997           | 23.2              | 131                 | 304.7              | 62                   | 62.2                  |
| 1939        | 630            | 14.3              | 965           | 21.9              | 117                 | 365.9              | 72                   | 74.6                  |
| 1940        | 695            | 15.4              | 1043          | 23.2              | 138                 | 306.6              | 74                   | 70.9                  |
| 1941        | 662            | 11.7              | 1070          | 23.8              | 119                 | 264.4              | 67                   | 62.6                  |
| 1942        | 721            | 16.0              | 1247          | 27.5              | 125                 | 277.7              | 69                   | 54.5                  |
| 1943        | 729            | 15.2              | 1242          | 25.9              | 117                 | 243.9              | 74                   | 59.5                  |
| 1944        | 679            | 14.1              | 1326          | 27.6              | 119                 | 247.8              | 76                   | 57.3                  |
| 1945        | 739            | 14.8              | 1393          | 27.9              | 115                 | 230.0              | 77                   | 55.3                  |
| 1946        | 678            | 13.6              | 1595          | 31.9              | 122                 | 244.0              | 87                   | 54.5                  |
| 1947        | 754            | 15.1              | 1964          | 37.3              | 120                 | 210.0              | 107                  | 54.0                  |
| 1948        | 805            | 16.1              | 2225          | 44.5              | 103                 | 206.0              | 123                  | 55.3                  |
| 1949        | 805            | 16.1              | 2261          | 45.2              | 92                  | 164.0              | 140                  | 61.9                  |
| 1950        | 845            | 16.9              | 2344          | 46.9              | 98                  | 194.0              | 118                  | 49.9                  |

SOURCE: HEALTH REPORT FOR THE CITY OF NEWARK - 1950

\* \* \* \* \*

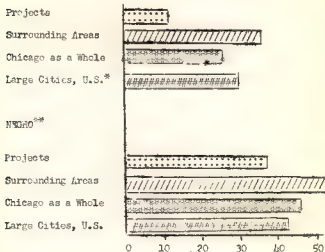
#### PUBLIC HOUSING AND INFANT MORTALITY RATES

A Study of infant mortality in Chicago recently completed and reported in "Child" News - July 1941 (Vol. 15 No. 10, pp.178-181) corroborates Newark's studies in showing children born in public housing projects have a lower mortality rate than children born outside to families living in slum areas from which the project families come.

The following chart presents the main conclusions found:

INFANT MORTALITY RATES IN CHICAGO HOUSING AUTHORITY PROJECTS, 1947-1948  
(deaths under 1 year per 1,000 live births)

WHITE



NEGRO\*\*



\* 106 Cities of 100,000 population or more (1940 census).

\*\* Mortality for Negro groups includes also a few deaths of nonwhite infants other than Negroes.

In the 2-year period 1947-1948, 437 white 1,201 Negro babies were born in Chicago's public housing projects; 7 white and 42 Negro babies died in their first year.

#### WHAT SIMILAR STUDIES SHOW

Extensive studies have been made in Newark, New Jersey and in Pittsburgh, Pennsylvania (1) (2). In Newark, in 1943, a study of infant mortality showed that the rate for a group of public housing projects (16.3) was less than half the rate in comparable wards of the city (42.4). The rate among the white babies in the projects was 14.9, less than half the rate for the comparable wards (30.8). Among the Negro babies the rate in the projects was 17.9, and in the comparable wards it was 62.5. In Pittsburgh, in the same year, the infant mortality rates among families in public housing projects were compared with the rates among families in various economic brackets. And for both white and Negro families living in the projects the rate was lower than that for any comparable economic group.

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1. A study of the Social Effects of Public Housing In Newark, New Jersey, p. 55. Housing Authority of the City of Newark. November 1944.
2. Vital Statistics of Public Housing Residents, pp. 14 - 15. Pittsburgh Public Housing Reports No. 4. Bureau of Social Research, Federation of Social Agencies of Pittsburgh and Allegheny County.

# RESIDENTIAL CONSTRUCTION AND DEMOLITION IN NEW YORK

1940 - 1950

| YEAR       | 1-FAMILY<br>BUILDING<br>UNIT | 2-FAMILY<br>BUILDING<br>UNIT | 1 & 2-FAMILY<br>BUILDING UNIT<br>TOTALS |      | MULTIFAMILY<br>BUILDING |       | RESIDENTIAL<br>CONSTRUCTION |       | DEMOLITIONS |      |
|------------|------------------------------|------------------------------|---|------|-------------------------|-------|-----------------------------|-------|-------------|------|
|            |                              |                              | Permits                                 | D.U. | Permits                 | D.U.  | Permits                     | D.U.  | Permits     | D.U. |
| 1940       | 26                           | 4                            | 2                                       | 4    | 14                      | 1656a | 46                          | 1604a | 2           | 201  |
| 1941       | 32                           | -                            | 1                                       | 1    | -                       | -     | 33                          | 23    | 30          | 155  |
| 1942       | 2                            | 21                           | 1                                       | 2    | -                       | -     | 24                          | 167   | 27          | 127  |
| 1943       | -                            | 33                           | -                                       | -    | 1                       | 1     | 34                          | 70    | 4           | 136  |
| 1944       | 1                            | 2                            | -                                       | -    | 7                       | 297b  | 10                          | 304b  | 49          | 127  |
| 1945       | 5                            | 1                            | -                                       | -    | 3                       | 12    | 13                          | 23    | 21          | 157  |
| 1946       | 17                           | 13                           | 1                                       | 1    | 64                      | 327c  | 127                         | 371c  | 62          | 160  |
| 1947       | 25                           | 8                            | 3                                       | 4    | 24                      | 741d  | 225                         | 776d  | 4           | 71   |
| 1948       | 17                           | 11                           | 2                                       | 2    | 45                      | 356   | 75                          | 357   | 44          | 114  |
| 1949       | 25                           | 7                            | 1                                       | 1    | 21                      | 745   | 64                          | 775   | 5           | 232  |
| 1950       | 45                           | 33                           | 1                                       | 1    | 7                       | 103   | 5                           | 293   | 144         | 261  |
| TOTAL..... | 208                          | 133                          | 12                                      | 16   | 441                     | 321   | 705                         | 1712  | 724         | 1776 |

- a.....1617 Net Units.  
b.....275 Net Units.  
c.....266 Net. Temp. Housing  
d.....545 Net. Temp. Housing

# HOUSING CHARACTERISTICS FOR NEWARK -1950

## Source of Information

The 17th United States Census is the source of the most recent and comprehensive information about housing in Newark. The following information was abstracted from Series HC-3, No. 33, of the 1950 Census of Housing. Comparisons of the 1940 and 1950 data are made wherever possible.

|                              | <u>OCCUPANCY</u>     |                      |  |
|------------------------------|----------------------|----------------------|--|
|                              | <u>April 1, 1940</u> | <u>April 1, 1950</u> | <u>Percent Change<br/>1940 to 1950</u> |
| All Dwelling Units           | 116,757              | 127,100              | 9.0                                    |
| Occupied dwelling Units      | 96.0                 | 97.0                 | 9.0                                    |
| Owner-occupied               | 17.3                 | 22.8                 | 44.0                                   |
| Tenant-occupied              | 78.8                 | 74.7                 | 3.0                                    |
| Vacant, for sale or rent     | 3.8                  | 1.0                  | +27.0                                  |
| Vacant, not for sale or rent | .1                   | 2.0                  |  |

An available vacant unit, 1.0 percent, is one which is non-seasonal, not dilapidated, and offered for sale or rent. The increase in home ownership is probably due to the sale of existing rental homes for owner-occupants. Despite this increase in home ownership, the proportion of owner-occupied units is still comparatively low.

## NUMBER OF ROOMS IN DWELLING UNIT

| <u>Number of<br/>Rooms</u> | <u>Percent of Dwellings</u> |             | <u>Percent Change<br/>1940 to 1950</u> |
|----------------------------|-----------------------------|-------------|--|
|                            | <u>1940</u>                 | <u>1950</u> |  |
| 1 room                     | 2                           | 1           | - 33                                   |
| 2 rooms                    | 5                           | 6           | 22                                     |
| 3 rooms                    | 16                          | 18          | 25                                     |
| 4 rooms                    | 24                          | 28          | 28                                     |
| 5 rooms                    | 27                          | 25          | 2                                      |
| 6 rooms                    | 15                          | 14          | 3                                      |
| 7 rooms or more            | 10                          | 7           | - 20                                   |
| TOTAL.....                 | 100.0                       | 100.0       | -                                      |

There was a decrease in the median number of rooms per dwelling from 4.6 in 1940 to 4.4 in 1950.

### NUMBER OF PERSONS IN DWELLING UNITS

| <u>Persons per D.U.</u> | <u>Percent of Dwellings</u> |             | <u>Percent Change<br/>1940 to 1950</u> |
|-------------------------|-----------------------------|-------------|--|
|                         | <u>1940</u>                 | <u>1950</u> |  |
| 1 person                | 7                           | 8           | 35                                     |
| 2 persons               | 23                          | 26          | 22                                     |
| 3 persons               | 22                          | 24          | 19                                     |
| 4 persons               | 19                          | 21          | 19                                     |
| 5 persons               | 13                          | 11          | - 4                                    |
| 6 persons               | 7                           | 5           | - 18                                   |
| 7 persons or more       | 9                           | 5           | - 36                                   |
| TOTAL.....              | 100.0                       | 100.0       | -                                      |

There was a decrease in the median number of persons in a dwelling unit from 3.4 in 1940 to 3.2 in 1950.

### PERSONS PER ROOM IN DWELLING UNIT

| <u>Persons per room</u> | <u>Percent of Dwelling Units</u> |             |
|-------------------------|----------------------------------|-------------|
|                         | <u>1940</u>                      | <u>1950</u> |
| 1.00 or less            | 81                               | 83          |
| 1.01 to 1.50            | 14                               | 12          |
| 1.51 or more            | 4                                | 4           |
| TOTAL.....              | 100.0                            | 100.0       |

More than 1 person per room may be considered overcrowded. In general, there was less overcrowding in 1950 than in 1940.

### TYPE OF STRUCTURE

| <u>Type of Structure</u>                  | <u>1940</u> | <u>1950</u> |
|---|-------------|-------------|
| 1 to 4 dwelling unit                      | 67          | 65          |
| 1 dwelling unit detached without business | 12          | 9           |
| 1 dwelling unit attached without business | **          | 2           |
| Other 1 to 4 dwelling unit                | **          | 54          |
| 5 to 9 dwelling unit                      | 18          | 20          |
| 10 dwelling unit or more                  | 15          | 15          |
| TOTAL.....                                | 100.0       | 100.0       |

Almost half (47 percent) of the units in Newark were in small multi-unit structures, those containing 2, 3, or 4 dwelling units. About half were in multi-unit structures, containing 5 or more dwelling units. A small percentage (7 percent) were in 1-dwelling unit-detached structures without business. (\*\* Data not available)

# CONDITION AND PLUMBING FACILITIES - 1950

| <u>All Dwelling Units</u>   | <u>Percent</u> |
|---|----------------|
| Not dilapidated, with private toilet and bath, and hot running water.....       | 76             |
| Not dilapidated, with private toilet and bath, and only cold running water..... | 3              |
| Not dilapidated, with running water, lacking private toilet or bath.....        | 11             |
| Dilapidated or no running water.....  | 10             |
| <hr/>   |                |
| TOTAL.....  | 100            |

| <u>Renter Occupied Units</u>  |     |
|---|-----|
| Not dilapidated, with private toilet and bath, and hot running water.....       | 71  |
| Not dilapidated, with private toilet and bath, and only cold running water..... | 3   |
| Not dilapidated, with running water, lacking private toilet or bath.....        | 14  |
| Dilapidated or no running water.....  | 12  |
| <hr/>   |     |
| TOTAL.....  | 100 |

## STANDARD AND SUBSTANDARD UNITS

|             | <u>Percent All Dwelling Units</u> | <u>Percent Renter-Occupied Units</u> |
|-------------|-----------------------------------|--------------------------------------|
| Standard    | 76                                | 71                                   |
| Substandard | 24                                | 29                                   |
| <hr/>       |                                   | <hr/>                                |
| TOTAL.....  | 100.0                             | 100.0                                |

The percentages for substandard units were obtained by the addition of dilapidated, and not dilapidated units without hot water, or private bath and toilet.

## CONTRACT MONTHLY RENT

The median contract monthly rent increased from \$28. in 1940 to \$35. in 1950 for renter occupied units. The greatest change in rentals occurred in the \$30. - \$49. class. In 1940 about 14 percent of the renters were in this rental category, while in 1950 - 30 percent of the renters paid between \$30. - and \$49.

### VALUE OF OWNER-OCCUPIED UNITS

The median value of owner occupied units was \$5,044, in 1940. By 1950 this figure had risen to \$9,771.

It must be noted that both rental and sale values had increased greatly in the last decade furthermore, the decline in the value of the dollar tends to make rentals less than in 1940 and sale values about the same as they were in 1940.

### POPULATION CHARACTERISTICS FOR NEWARK -1950

The following information was abstracted from Preliminary Reports, 1950 Census, Series PC.-5.

The population of Newark increased from 429,760 persons in 1940 to 438,776 persons in 1950. These figures indicate a gain of 9,016, or 2 percent. The largest increase was noted in the age group under 5 years old, due largely to the high birth rates during recent years. Persons 65 years and older also showed an increase in number. The median age of the population is 32.4 years, with males slightly older than the females. The median age for males is 32.8 years and 31.9 years for females. This is an increase over 1940 when the median age of males was 30.7 years and 30.3 years to females.

A large portion of the population 14 years and older were married (64 percent.) 91 percent of the married couples had their own household. The size of the household declined from 3.7 persons to 3.4 persons in Newark during the 1940 - 1950 decade. Thus, household formation proceeded at a faster rate during the decade than the growth of population. School enrollment showed a decrease in the 5 to 13 years and the 14 to 17 years groups. These groups are the elementary and high school ages. There was a marked increase in the 18 to 24 years old or college age group attending school. This group probably reflects the continued enrollment under the "G.I. Bill."

The number of workers, persons 14 years and older, remained about the same (198,000) in Newark for 1940 and 1950. There was an increase among female workers in the city from 34 percent in 1940 to 37 percent in 1950.

Fewer of the workers were unemployed in 1950, 8 percent in 1940 and 12 percent in 1940.

A large majority of the workers, 83 percent, were in the wage and salary classes. Government workers were 7 percent of the total, and self-employed workers numbered 10 percent of the total workers.

Manufacturing was the major industrial activity in Newark.

The median family income was \$3,222 for families in Newark.



# DISTRIBUTIONS OF INCOMES IN NEW JERSEY

|               | <u>1</u>                     | <u>2</u>                   | <u>3</u>                     |
|---------------|------------------------------|----------------------------|------------------------------|
|               | NO. OF FAMILIES<br>1,215,000 | NO. OF FAMILIES<br>899,000 | NO. OF FAMILIES<br>1,300,000 |
| <u>INCOME</u> | <u>(% of Families)</u>       | <u>(% of Families)</u>     | <u>(% of Families)</u>       |
| Under \$1000. | 9.5                          | 9                          | 2.6                          |
| 1000.- 1499.  | 3.8                          | 3                          | 6.4                          |
| 1500.- 1999.  | 4.1                          | 4                          | 10.8                         |
| 2000.- 2999.  | 16.4                         | 17                         | 12.6                         |
| 3000.- 3999.  | 22.1                         | 22                         | 13.1                         |
| 4000.- 4999.  | 13.5                         | 14                         | 20.3                         |
| 5000.- 5999.  | 11.3                         | 10                         | 13.3                         |
| 6000.- 9999.  | 14.5                         | 14                         | 13.5                         |
| 10,000 & Over | 4.8                          | 7                          | 7.4                          |
|               | <hr/>                        | <hr/>                      | <hr/>                        |
|               | 100.0                        | 100.0                      | 100.0                        |

1. 1950 Census of Population, Characteristics of the Population of New Jersey, Series PC-6, No. 6 Table 13.
2. 1950 Census of Population, Characteristics of Standard Metropolitan Areas, Series PC-5, No. 33, Table 13.
3. An Economic Survey of New Jersey, Department of Conservation & Economic Development, State of New Jersey, Table 13, P.52.

It will be noted from the Table that there are considerable differences in the distribution of family income between the figures arrived at by the Census Bureau, the New Jersey Bureau of Research. The figures in Column 2 are however no more than estimates.